

## PLANNING COMMISSION MEETING MINUTES

On this the 21<sup>st</sup> day of January 2015, the Planning Commission of the City of Rosenberg, Fort Bend County, Texas, met in a regular meeting at the Rosenberg City Hall Council Chamber, 2110 4<sup>th</sup> Street, Rosenberg, Texas 77471.

### COMMISSIONERS PRESENT

Pete Pavlovsky	Planning Commission Chairperson
Lester Phipps, Jr.	Planning Commission Vice Chairperson
Wayne Poldrack	Planning Commission Secretary
Alicia Casias	Planning Commissioner
Mike Parsons	Planning Commissioner
James Urbish	Planning Commissioner

### STAFF PRESENT

Cynthia McConathy	Councilor, At Large Position Two
Travis Tanner	Executive Director of Community Development
Charles Kalkomey	City Engineer
Janet Eder	Secretary II

### OTHERS PRESENT

Jordan Konesheck	Pape-Dawson Engineers
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### CALL TO ORDER

Chairperson Pavlovsky called the meeting to order at 4:00 pm.

### AGENDA

**1. CONSIDERATION OF AND ACTION ON MINUTES OF THE REGULAR PLANNING COMMISSION MEETING OF DECEMBER 17, 2014.**

**Action Taken:** Vice Chairperson Phipps moved, seconded by Commissioner Parsons, to approve the minutes of the Regular Planning Commission Meeting of December 17, 2014, as written. The motion carried unanimously.

**2. HOLD PUBLIC HEARING ON A SHORT FORM FINAL PLAT OF BRAZOS TOWN CENTER COLLISION, A SUBDIVISION OF 2.2375 ACRES OF LAND BEING A PARTIAL REPLAT OF RESERVE "E", REPLAT OF RESERVE "C", FORT BEND BUSINESS CENTER, SECTION TWO (SLIDE NO. 2008A; F.B.C.P.R.), IN THE ROBERT HANDY SURVEY, ABSTRACT NO. 187, CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS; 1 BLOCK, 1 RESERVE.**

**Executive Summary:** The Short Form Final Plat of Brazos Town Center Collision is a proposed replat consisting of 2.2375 acres and only one (1) non-residential reserve. The property is located on the east side of FM 2218, slightly north of its intersection with Reading Road. The tract is in the City Limits and in Fort Bend County MUD No. 167.

Because it is a partial replat of a previous subdivision, a public hearing is required per State law and the City's "Subdivision" Ordinance. That being said, staff recommends holding the hearing prior to the Planning Commission taking action on the Plat in a subsequent Agenda item.

**Chairperson Pavlovsky opened the public hearing at 4:03 p.m. After three calls for speakers, no one stepped forward. Chairperson Pavlovsky closed the public hearing at 4:03 p.m.**

**3. HOLD PUBLIC HEARING ON A FINAL PLAT OF THE RESERVE AT BRAZOS TOWN CENTER SECTION FOUR BEING 27.6398 ACRE TRACT OF LAND BEING A PARTIAL REPLAT OF RESERVE "H", BLOCK 4, THE VILLAGES AT ROSENBERG (SLIDE NO. 1945 A&B; F.B.C.P.R.) CONVEYED TO FIGURE FOUR PARTNERS, LTD. (F.B.C.C.F. NO. 2013159055) IN THE JANE H. LONG LEAGUE, ABSTRACT NO. 55, CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS; 4 RESERVES, 104 LOTS, 3 BLOCKS.**

**Executive Summary:** This Agenda item consists of the required public hearing on the proposed Final Plat of The Reserve at Brazos Town Center Section Four. The property is located off of Town Center Boulevard, north of its intersection with Vista Drive. It is located within the City Limits; in Fort Bend County MUD No. 167; and immediately west of The Reserve at Brazos Town Center Section Three, which has been recorded. The Plat consists of approximately 27.6 acres, with 104 single-family residential lots and four (4) reserves.

Because it is a partial replat of a previous subdivision, a public hearing is required per state law and the City's "Subdivision" Ordinance. That being said, staff recommends holding the hearing prior to the Planning Commission taking action on the Plat in a subsequent Agenda item.

**Chairperson Pavlovsky opened the public hearing at 4:04 p.m. After three calls for speakers, no one stepped forward. Chairperson Pavlovsky closed the public hearing at 4:04 p.m.**

4. **HOLD PUBLIC HEARING ON A FINAL PLAT OF THE TOWNHOMES AT BRAZOS TOWN CENTER, A 20.0427 ACRE TRACT OF LAND BEING ALL OF RESTRICTED RESERVE "A", BRAZOS TOWN CENTER, SECTION TWO (PLAT NO. 20050239; F.B.C.P.R.) IN THE JANE H. LONG LEAGUE, ABSTRACT NO. 55, AND IN THE SIMON JONES SURVEY, ABSTRACT NO. 271, CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS; 5 RESERVES, 139 LOTS, 3 BLOCKS.**

**Executive Summary:** This Agenda item consists of the required public hearing on the proposed Final Plat of The Townhomes at Brazos Town Center. The subject property is located off of Town Center Boulevard, north of its intersection with Commercial Drive. It is located within the City Limits and in Fort Bend County MUD No. 167. The Plat consists of approximately 20 acres, with 139 townhome lots and five (5) reserves.

Because it is a partial replat of a previous subdivision, a public hearing is required per State law and the City's "Subdivision" Ordinance. That being said, staff recommends holding the hearing prior to the Planning Commission taking action on the Plat in a subsequent Agenda item.

**Chairperson Pavlovsky opened the public hearing at 4:05 p.m. After three calls for speakers, no one stepped forward. Chairperson Pavlovsky closed the public hearing at 4:05 p.m.**

5. **CONSIDERATION OF AND ACTION ON A PRELIMINARY PLAT OF THE TRAILS AT SEABOURNE PARKE SECTION TWO, A SUBDIVISION OF 22.691 ACRES LOCATED IN THE G.M. STONE 1/3 LEAGUE SURVEY, ABSTRACT 312, CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS (FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 147); 108 LOTS, 6 BLOCKS.**

**Executive Summary:** The Preliminary Plat of The Trails at Seabourne Parke Section Two consists of approximately 22.7 acres and 108 residential lots. It is located south of J. Meyers Road and off of Heath Ridge, Oak Briar, and Cottage Creek Lanes, immediately southwest of The Trails at Seabourne Parke Section One. The Plat is within the City Limits and located in Fort Bend County MUD No. 147.

All proposed lots are fifty feet (50') in width and a minimum of 6,000 square feet in size. The Land Plan was approved before the current standards relating to lot size. The Plat conforms to the approved Land Plan dated June 2003 (see attached). Recordation of plats in this development last occurred in 2005. The development was recently assigned to a new developer, LGI Homes, that wishes to develop in accordance with the previously approved Land Plan. A Plat of this subdivision was approved by the Planning Commission and City Council in 2006 and 2007, but was never subsequently recorded and therefore expired, hence the new Preliminary Plat submittal.

There being no conflicts with applicable regulations or with the original Land Plan, staff recommends approval of the Preliminary Plat of The Trails at Seabourne Parke Section Two. In addition to the Utility Agreement and Land Plan, this Plat/development is subject to a Road Improvement Agreement related to improvements to J. Meyer Road that, due to conditions that have changed over the last several years since platting last occurred, must be modified to address needed road improvements before any infrastructure permits are released for the subdivision. This agreement shall be in place prior to final plat approval by City Council.

**Key Discussion:**

- Mr. Tanner presented the item and reviewed the Executive Summary.
- Chairperson Pavlovsky inquired about a house under construction and whether it was a part of this development.
- Mr. Tanner stated that the construction was not a part of this development. Mr. Tanner stated that an existing subdivision had not been built out, so there are a lot of existing lots where homes have not been constructed. The recorded lots can be built on and permits may be obtained in the subdivision. All

infrastructure is in place for those lots.

- Chairperson Pavlovsky inquired if the developer was required to upgrade the development and required to provide wider front lots.
- Mr. Tanner replied that it was not required. The developer, however, must comply with the approved land plan that is in place.
- Chairperson Pavlovsky inquired about the life span of this development agreement.
- Mr. Tanner replied that this development does not have a time limitation.
- Commissioner Parsons inquired about obtaining a summary, showing the subdivisions that are grandfathered and the number of lots remaining. Commissioner Parsons referred to any developments that do not comply with the newest standards.
- Mr. Tanner replied that no developments comply with current standards except for Stonecreek Estates. Originally, the subdivisions were required to have 50' lots. Later, the requirement changed to at least 50 percent 60' lots. Now, all 60' lots are required. Only the one recent development that staff knows of has been approved by the City with all 60' lots.
- Commissioner Parsons stated that it would be interesting to know the number of 50' lots remaining that have been approved by the City to be built on.
- Councilor McConathy asked what Commissioner Parson's expectation was.
- Commissioner Parsons replied that it would be interesting to know the number of approved 50' lots remaining.
- Commissioner Parsons asked if there was a timeline for how long land plans are vested.
- Mr. Tanner replied that there are timelines in the more recently established development agreements.
- Commissioner Parsons inquired about the time span.
- Mr. Tanner replied that the development agreement was for approximately ten to twelve years. Should standards change after this period of time, the developers must comply with the current standards.
- Commissioner Parsons inquired about the validity of the land plan after a change of ownership when the land plan dates back to 2003.
- Mr. Tanner replied that it is State law that a change of ownership does not affect the approved land plan.
- Commissioner Parsons inquired about a limit of allowable years.
- Mr. Tanner replied that limitations have been established in development agreements, but not in this particular one.
- Commissioner Parsons stated that a ten to twelve year limit is not in the City's best interest, especially with the pace that Rosenberg is growing.
- Chairperson Pavlovsky replied that it depends on the size of the development.
- Commissioner Parsons believes that the City should look at the growth of the area.
- Mr. Tanner explained that MUD No. 184, Stonecreek Estates, is a good example. If the City began considering a five-year time span, then the developer would have to be given a reasonable expectation.
- Commissioner Casias inquired if LGI Homes was the same builder that developed Sunrise Meadows.
- Mr. Tanner replied that it was.
- Commissioner Casias inquired about the road improvements.
- Mr. Tanner replied that the developer must submit information regarding road improvements and that Mr. Kalkomey could address this agreement.
- Commissioner Parsons inquired if a developer could escrow money for improvements and if the developer could be required to submit money up-front once established?
- Mr. Kalkomey replied that the developer would make the road improvements per the agreement before Section Two was approved. Mr. Kalkomey intends to make a recommendation to have the road improvements in place, however the agreement has not been executed yet.
- Commissioner Parsons inquired about the size of these homes, and if the homes will be starter homes.
- Chairperson Pavlovsky asked if there were any more questions or comments.

**Action Taken:** Vice Chairperson Phipps moved, seconded by Commissioner Urbish, to approve the Preliminary Plat of The Trails at Seabourne Parke Section Two, a subdivision of 22.691 acres located in the G.M. Stone 1/3 League Survey, Abstract 312, City of Rosenberg, Fort Bend County, Texas (Fort Bend County Municipal Utility District No. 147); 108 lots, 6 blocks. The motion carried by a vote of four "ayes", one "no" and one abstention.  
**Ayes:** Chairperson Pavlovsky, Vice Chairperson Phipps, Commissioners Casias and Urbish. **No:** Commissioner Poldrack. **Abstention:** Commissioner Parsons.

**Additional Discussion:**

- Chairperson Pavlovsky asked the Commissioners about the language in the agreement and how comfortable it was for them at getting this done right. Commissioners present agreed to Chairperson Pavlovsky's question raised.
- Mr. Kalkomey replied that this is the first step in getting completed.

6. **CONSIDERATION OF AND ACTION ON A SHORT FORM FINAL PLAT OF BRAZOS TOWN CENTER COLLISION, A SUBDIVISION OF 2.2375 ACRES OF LAND BEING A PARTIAL REPLAT OF RESERVE "E", REPLAT OF RESERVE "C," FORT BEND BUSINESS CENTER, SECTION TWO (SLIDE NO. 2008A; F.B.C.P.R.), IN THE ROBERT HANDY SURVEY, ABSTRACT NO. 187, CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS; 1 BLOCK, 1 RESERVE.**

**Executive Summary:** As discussed in the previous public hearing Agenda item related to this Plat, the Short Form Final Plat of Brazos Town Center Collision is a proposed replat consisting of 2.2375 acres and only one (1) non-residential reserve. The property is located on the east side of FM 2218, slightly north of its intersection with Reading Road. The tract is in the City Limits and in Fort Bend County MUD No. 167.

The Developer's most recently approved Conceptual Plan indicates this tract will consist of commercial development, which is consistent with the Plat submittal. Staff finds no issues with this Plat to be in conflict with the "Subdivision" Ordinance or with the Development Agreement, as amended. It has been submitted as a Short Form Final Plat, eliminating the necessity to submit a Preliminary Plat, because it does not require the extension of any streets or utilities. Staff recommends that the Planning Commission recommend approval to City Council of the Short Form Final Plat of Brazos Town Center Collision.

**Key Discussion:**

- Mr. Tanner presented the item and reviewed the Executive Summary.
- Commissioner Parsons inquired about the use of the land.
- Mr. Tanner stated that a collision center will be built on the land.

**Action Taken:** Commissioner Parsons moved, seconded by Commissioner Casias, to recommend approval to City Council of the Short Form Final Plat of Brazos Town Center Collision, a subdivision of 2.2375 acres of land being a partial replat of Reserve "E", replat of Reserve "C", Fort Bend Business Center, Section Two (Slide No. 2008A; F.B.C.P.R.), in the Robert Handy Survey, Abstract No. 187, City of Rosenberg, Fort Bend County, Texas; 1 block, 1 reserve. The motion carried unanimously.

7. **CONSIDERATION OF AND ACTION ON A FINAL PLAT OF THE RESERVE AT BRAZOS TOWN CENTER SECTION FOUR, BEING 27.6398 ACRE TRACT OF LAND BEING A PARTIAL REPLAT OF RESERVE "H", BLOCK 4, THE VILLAGES AT ROSENBERG (SLIDE NO. 1945 A&B; F.B.C.P.R.) CONVEYED TO FIGURE FOUR PARTNERS, LTD. (F.B.C.C.F. NO. 2013159055) IN THE JANE H. LONG LEAGUE, ABSTRACT NO. 55, CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS; 4 RESERVES, 104 LOTS, 3 BLOCKS.**

**Executive Summary:** The Final Plat of The Reserve at Brazos Town Center Section Four is located off of Town Center Boulevard, north of its intersection with Vista Drive. It is located within the City Limits; in Fort Bend County MUD No. 167; and immediately west of The Reserve at Brazos Town Center Section Three, which has been recorded. The Plat consists of approximately 27.6 acres, with 104 single-family residential lots and four (4) reserves.

The typical lot size for the subdivision is 50 feet in width. This is per the approved Land Plan, which was most recently amended on September 30, 2014 (see attached). Per the amended Development Agreement, homes in the subdivision will also be a minimum of 51 percent masonry construction, which is noted on the Plat.

The Preliminary Plat of this subdivision was approved by the Planning Commission on November 19, 2014. The proposed Final Plat is not in conflict with any applicable regulations, with the approved Land Plan for Brazos Town Center, or with the approved Preliminary Plat. That being said, staff recommends that the Planning Commission recommend approval to City Council of the Final Plat of The Reserve at Brazos Town Center Section Four.

**Key Discussion:**

- Mr. Tanner presented the item and reviewed the Executive Summary.
- Chairperson Pavlovsky asked if there were any questions.

**Action Taken:** Commissioner Parsons moved, seconded by Commissioner Casias, to recommend approval to City Council of the Final Plat of The Reserve at Brazos Town Center Section Four, being 27.6398 acre tract of land being a partial replat of Reserve "H", Block 4, The Villages at Rosenberg (Slide No. 1945 A&B; F.B.C.P.R.) conveyed to Figure Four Partners, Ltd. (F.B.C.C.F. No. 2013159055) in the Jane H. Long League, Abstract No. 55, City of Rosenberg, Fort Bend County, Texas; 4 reserves, 104 lots, 3 blocks. The motion carried unanimously.

8. **CONSIDERATION OF AND ACTION ON A FINAL PLAT OF THE RESERVE AT BRAZOS TOWN CENTER**

**SECTION FIVE, A 22.1380 ACRE TRACT OF LAND IN THE ROBERT HANDY SURVEY, ABSTRACT NO. 187, CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS; 3 RESERVES, 73 LOTS, 2 BLOCKS.**

**Executive Summary:** The Final Plat of The Reserve at Brazos Town Center Section Five is located off of Town Center Boulevard, to the east of its intersection with FM 2218. It is located within the City Limits and in Fort Bend County MUD No. 167. The Plat consists of approximately 22.14 acres, with 73 single-family residential lots and three (3) reserves.

The typical lot size for the subdivision is fifty-five (55') feet in width. This is per the approved Land Plan, as amended on September 30, 2014 (see attached). Per the amended Development Agreement, residences in the subdivision must also be a minimum of three (3) sides masonry exterior and 2,000 square feet in size.

The Preliminary Plat of this subdivision was approved by the Planning Commission on October 15, 2014. The proposed Final Plat is not in conflict with any applicable regulations, with the approved Land Plan or Development Agreement for Brazos Town Center, or with the approved Preliminary Plat. That being said, staff recommends that the Planning Commission recommend approval to City Council of the Final Plat of The Reserve at Brazos Town Center Section Five.

**Key Discussion:**

- Mr. Tanner presented the item and reviewed the Executive Summary.
- Commissioner Parsons inquired about building a wall to block railroad noise.
- Mr. Tanner explained that the development is not located next to the railroad.

**Action Taken:** Commissioner Casias moved, seconded by Commissioner Parsons, to recommend approval to City Council of the Final Plat of The Reserve at Brazos Town Center Section Five, a 22.1380 acre tract of land in the Robert Handy Survey, Abstract No. 187, City of Rosenberg, Fort Bend County, Texas; 3 reserves, 73 lots, 2 blocks. The motion carried unanimously.

**9. CONSIDERATION OF AND ACTION ON A FINAL PLAT OF THE TOWNHOMES AT BRAZOS TOWN CENTER, A 20.0427 ACRE TRACT OF LAND BEING A REPLAT OF RESTRICTED RESERVE "A", BRAZOS TOWN CENTER, SECTION TWO (PLAT NO. 20050239; F.B.C.P.R.) IN THE JANE H. LONG LEAGUE, ABSTRACT NO. 55, AND IN THE SIMON JONES SURVEY, ABSTRACT NO. 271, CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS; 5 RESERVES, 139 LOTS, 3 BLOCKS.**

**Executive Summary:** The Final Plat of The Townhomes at Brazos Town is located off of Town Center Boulevard, north of its intersection with Commercial Drive. It is located within the City Limits and in Fort Bend County MUD No. 167. The Plat consists of approximately 20.04 acres, with 139 townhome lots and five (5) reserves.

The typical lot size for the subdivision is twenty-four (24) to twenty-eight (28) feet in width. This is per the approved Land Plan, as amended on September 30, 2014 (see attached). Per the amended Development Agreement, the subdivision must comply with the following, among other things:

- Residences shall be a minimum of 1,700 square feet in size;
- Residences shall have three-sided masonry exterior with a landscape buffer between buildings;
- Minimum fifty-foot (50') street right-of-way width;
- Minimum twenty-seven-foot (27') pavement width measured from inside of curb to inside of curb;
- Minimum twenty-foot (20') front building lines on all lots; and,
- A two-car garage shall be required on each lot.

The Planning Commission approved the Preliminary Plat of this subdivision on October 15, 2014. The proposed Final Plat is not in conflict with any applicable regulations, with the approved Land Plan or Development Agreement for Brazos Town Center, or with the approved Preliminary Plat. That being said, staff recommends that the Planning Commission recommend approval to City Council of the Final Plat of The Townhomes at Brazos Town Center.

**Key Discussion:**

- Mr. Tanner presented the item and reviewed the Executive Summary.
- Commissioner Parsons inquired if any property was not platted in Brazos Town Center.
- Mr. Tanner stated yes.
- Commissioner Parson inquired about plans for building a road by Wal-Mart or by the post office, like Town Center.
- Mr. Kalkomey stated that there are no plans for building a road.
- Commissioner Parsons inquired if adequate right-of-way was available to build a road by the post office and Office Depot.

- Commissioner Parsons inquired about a possibility to connect the road.
- Mr. Kalkomey stated that the road is a public road and it is meant to go back into the property, however, the City of Richmond does not have any plans for connecting it to Rosenberg.
- Chairperson Pavlovsky asked if there were any more questions.

**Action Taken:** Commissioner Poldrack moved, seconded by Vice Chairperson Phipps, to recommend approval to City Council of the Final Plat of The Townhomes at Brazos Town Center, a 20.0427 acre tract of land being a replat of restricted Reserve "A", Brazos Town Center, Section Two (Plat No. 20050239; F.B.C.P.R.) in the Jane H. Long League, Abstract No. 55, and in the Simon Jones Survey, Abstract No. 271, City of Rosenberg, Fort Bend County, Texas; 5 reserves, 139 lots, 3 blocks. The motion carried unanimously.

**10. REVIEW AND DISCUSS THE PROPOSED ROSE MEADOWS DEVELOPMENT, AND TAKE ACTION AS NECESSARY TO DIRECT STAFF.**

**Executive Summary:** The developer of Rose Ranch (Fort Bend County MUD No. 66) and their land planner have approached City staff regarding continued development of the property. The last residential plat that was filed in this development was in 2005 (Section One, 165 lots). The subdivision is built out and development has essentially been dormant since that time.

The existing Land Plan was approved under previous City ordinances relating to lot size, etc., but the developer may want to significantly change the layout, necessitating compliance with current City ordinances. A revised Land Plan has not been submitted at this time. However, the developer has requested the opportunity to discuss this item with the Planning Commission. At this time they are referring to the development as "Rose Meadows," hence the title of the Agenda item.

**Key Discussion:**

- Mr. Tanner stated that the proposed Rose Meadows Development discussion has been postponed to a later agenda.
- Commissioner Parsons inquired about how much would need to be changed to comply with current standards.
- Mr. Tanner replied if the layout changed significantly, it would have to come into compliance if not developing per the previously approved plan.
- Commissioner Parson inquired about minor changes.
- Mr. Kalkomey replied that it would be difficult to make the developer change from 50' to 60' lots. At this time, a request to change the existing land plan has not been submitted by the developer.
- Chairperson Pavlovsky asked if there were any more questions.

**No action taken.**

**11. CONSIDERATION OF AND ACTION ON REQUESTS FOR FUTURE AGENDA ITEMS AND STAFF REPORT REGARDING THE FOLLOWING:**  
**• REPORT ON COMPREHENSIVE PLAN UPDATE.**

**Executive Summary:** The Staff Report of Current Activities consists of projects that staff is currently working on as well as other updates that are relevant to the Planning Commission. This item also allows the Planning Commission the opportunity to request that items be placed on future agendas. At the meeting, staff will provide an overview of recent activities related to the Comprehensive Plan update.

**Key Discussion:**

- Mr. Tanner presented the item and stated that the City continues to work with the consultant for the Comprehensive Plan and that further discussions would occur at the February 2015 Planning Commission Meeting, which will coincide with the mid-point update to City Council. Mr. Tanner stated that the consultant is currently working on the Thoroughfare Plan component. The submittal deadline for the Second Chapter of the Thoroughfare Plan is February 3, 2015, and this information will be discussed at the next Planning Commission meeting. Mr. Tanner stated that the initial public input of the plan has been completed and it has been very successful. A meeting is planned with Mr. Kalkomey and developers regarding a change in the required street width and its effect on raw land, if approved.
- Commissioner Parsons inquired about special instructions for accessing the City's Comprehensive Plan web site.
- Mr. Tanner replied that instructions were available on the web site, but the public input has been completed at this time. Mr. Tanner stated that a report could be generated to summarize the input gathered.

- Commissioner Parsons inquired about transportation impact fees.
- Mr. Tanner suggested that the Comprehensive Plan consultant is looking at similar measures such as concurrency standards.
- Commissioner Parsons suggested that a study be conducted on transportation impact fees.
- Commissioner Parsons inquired about the number of starter homes remaining.
- Mr. Tanner replied that this information might be difficult to obtain, but that staff would try to get relevant information to the Commission.
- Councilor McConathy suggested that an agenda item be added with a template of developer agreement expectations.

***No action was taken.***

**12. ANNOUNCEMENTS.**

No announcements at this time.

**13. ADJOURNMENT.**

There being no further business, Chairperson Pavlovsky adjourned the Rosenberg Planning Commission meeting at 4:53 p.m.




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Janet Eder  
Secretary II